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the marital status of the Grantees

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Bill Kinsaul, Clerk, Bay County, FL
Deputy Clerk BR Trans # 1701608
DOCTAX PD \$1,400.00

This instrument was prepared by:
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P. O. Box 1180
Slocomb, AL 36375
FL Bar 0261602

WARRANTY DEED

THE STATE OF FLORIDA
BAY COUNTY

THIS INDENTURE, made this 12th day of July, 2021, between
BRANDY BODIFORD, FKA BRANDY DUKE, a married woman, whose address is
101 TWIN LAKES DRIVE, DOTHAN, ALABAMA 36305, party of the first part
(hereinafter referred to as **GRANTOR**), and JERRIE NAPIER, and ^{her husband} ~~██████~~, SIDNEY
NAPIER, whose address is 4110 CO ROAD 203, DOTHAN, ALABAMA 36301, party
of the second part (hereinafter referred to as **GRANTEE**),

WITNESSETH, that the said GRANTOR, for and in consideration of the sum of
TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) and other valuable
consideration to them in hand paid by the said GRANTEE, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said GRANTEE, their heirs and
assigns forever, the following described land, situated, lying and being in the County of
Bay, State of Florida, to wit:

PARCEL "A" Unit 2:

**Commence at the Northwest corner of Block "7", Mexico Beach, Unit No. 5,
as per the Official Subdivision plat thereof in Plat Book 7, Page 61, in the
Public Records of Bay County, Florida, and thence run North 56 degrees 08
minutes 00 seconds West, along the Southerly right of way line of U.S.
Highway 98 (having a 100.00 foot right of way) a distance of 50.20 feet to the
Westerly right of way line of 40th Street (6th Street as per said Subdivision
Plat of Mexico Beach, Unit No.5 and having a 50.00 foot right of way); thence
leaving said Southerly right of way line of U.S. Highway No. 98, go South 33
degrees 51 minutes 33 seconds West along said Westerly right of way line of
40th Street a distance of 252.24 feet for the Point of Beginning. From said
Point of Beginning thence continue South 33 degrees 51 minutes 33 seconds
West along said Westerly right of way line of 40th Street a distance of 20.00
feet, thence leaving said Westerly right of way line of 40th Street, go North 56
degrees 08 minutes 00 seconds West a distance of 99.91 feet; thence go North
33 degrees 51 minutes 33 seconds East a distance of 20.00 feet thence go
South 56 degrees 08 minutes 00 seconds East a distance of 99.91 feet to the
Point of Beginning. The above described Parcel of land is situated in Section
22, Township 6 South, Range 12 West, Bay County, Florida.**

**THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF
THE GRANTOR.**

TO HAVE AND TO HOLD to said Grantee forever.

And the said GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set their hand and seal the day and year first above written.

Signed and sealed, delivered

in our presence:

Brandy Bodiford
BRANDY BODIFORD,
FKA BRANDY DUKE

Hannah Hendrix
Witness
Printed Name Hannah Hendrix
Kaley Adams
Witness
Printed Name Kaley Adams

STATE OF Alabama
COUNTY OF Greene

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgements, personally appeared BRANDY BODIFORD, FKA BRANDY DUKE, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged before me that he executed the same.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th date of July, 2021, by Brandy Bodiford.

[Signature]
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
MAY 22, 2022

